



City of Carmel

CARMEL PLAN COMMISSION MEETING AGENDA APRIL 16, 2013

Time & Location: 6:00 PM, City Hall Council Chambers, 2nd Floor, 1 Civic Square, Carmel, IN 46032

Agenda:

- A. Call Meeting to Order
- B. Pledge of Allegiance
- C. Roll Call
- D. Declaration of Quorum
- E. Approval of Minutes
- F. Communications, Bills, Expenditures & Legal Counsel Report
- G. Reports, Announcements & Department Concerns
- H. Public Hearings

1. **Docket No. 12120016 DP/ADLS: Butler Hyundai Development at 96th/Randall.**

The applicant seeks site plan and design approval for a 37,500 sq. ft. car dealership building, 2 outlots, and Randall Bypass road. The site is located at approximately 4200 E. 96th St., west of Randall Dr. The site is zoned B-3/Business and partially lies within the Floodplain & Floodway Districts. Filed by Timothy Ochs of Ice Miller, LLP, on behalf of 4148 96th St, LLC.

2. **Docket No. 13030009 OA: Commercial Landscape Ordinance.**

The applicant seeks to amend Chapter 7: Open Space Standards for Major Subdivisions of the Subdivision Control Ordinance and to amend Chapter 3: Definitions, Chapter 14: B-3/Business District, Chapter 17: B-6/Business District, Chapter 18: B-7/Business District, Chapter 19: B-8/Business District, Chapter 20A: I-1/Industrial District, Chapter 20B: M-1/Manufacturing District, Chapter 20D: M-3/Manufacturing Park District, Chapter 20E: C-1/City Center District, Chapter 20F: C-2/Old Town District, Chapter 20G: OM/Old Meridian District, Chapter 23A: Keystone Parkway Corridor Overlay Zone, Chapter 23B: US Highway 31 Corridor Overlay Zone, Chapter 23C: US Highway 421 – Michigan Road Corridor Overlay Zone, Chapter 23D: Old Town District Overlay Zone, Chapter 23E: Home Place District Overlay Zone, Chapter 23F: Carmel Drive – Range Line Road Overlay Zone, Chapter 23G: West 116th Street Overlay Zone, Chapter 23H: Monon Greenway Overlay Zone, Chapter 24: Development Plan and Architectural Design, Exterior Lighting, Landscaping & Signage Regulations, and Chapter 26: Additional Height, Yard, Lot Area and Buffering Regulations of the Zoning Ordinance for the purpose of updating and consolidating Commercial Landscape Requirements. Filed by the Carmel Dept. of Community Services on behalf of the Carmel Plan Commission.

3. **~~TABLED INDEFINITELY~~ - Docket No. 12080004 Z: Springmill Court PUD Rezone.**

~~The applicant seeks approval to rezone approximately 15 acres to PUD/Planned Unit Development for multiple family dwellings, from S-2/Residence. The site is located at 400 W. 96th St., at the northwest corner of 96th St. & Springmill Rd. Filed by Timothy Ochs of Ice~~

~~Miller, LLP, on behalf of Sexton Development, LLC.~~

4. **Docket No. 13030007 OA: Westmont PUD Ordinance Amendment.**

The applicant seeks approval to repeal text from Section 4.3 of PUD Ordinance Z-507-07. The site is located at 2000 W. 136th St. and is zoned PUD/Planned Unit Development. Filed by Charlie Frankenberger of Nelson & Frankenberger, for Sweet Charity Estates, LLC.

5. **Docket No. 13020018 DP: Highpointe on Meridian Development Plan.**

6. **Docket No. 13020019 ADLS: Highpointe on Meridian Apartments.**

7. **Docket No. 13020020 ADLS: Spectrum Retirement Community.**

The applicant seeks site plan and design approval for a multi-family apartment development and for a senior living community. (The office building is not part of this.) The plat will be 3 lots/blocks on 26.4 acres. The site is located at the southwest corner of 136th St. & Illinois St. and is zoned PUD/Planned Unit Development. Filed by Paul Reis of Krieg DeVault, LLP.

I. Old Business

1. **Docket No. 13010010 DP/ADLS: The Legacy Towns & Flats, Phase II.**

The applicant seeks site plan and design approval for 23 buildings on 6.9 acres, containing attached dwellings and apartments. The site is located at approximately 7499 E. 146th St., west of River Rd. The site is zoned PUD/Planned Unit Development. Filed by Charlie Frankenberger of Nelson & Frankenberger, for J.C. Hart Company, Inc.

2. **Docket No. 13010013 OA: PUD Requirements Ordinance Amendment.**

The applicant seeks to amend *Chapter 3: Definitions* and *Chapter 31: General Provisions* of the Zoning Ordinance for the purpose of modifying the definitions, procedures, and development requirements for new Planned Unit Development district ordinances (PUDs). Filed by the Carmel Department of Community Services on behalf of the Carmel Plan Commission.

3. **Docket No. 12120015 ADLS: The Seasons of Carmel (Aramore PUD).**

The applicant seeks site plan and design approval for a 14-building multifamily residential development, comprising of townhomes and apartments. The site is located at 9801 Westfield Blvd. and is zoned PUD/Planned Unit Development. Filed by Pittman Partners, Inc.

4. **Docket No. 12120016 DP/ADLS: Butler Hyundai Development at 96th/Randall.**

The applicant seeks site plan and design approval for a 37,500 sq. ft. car dealership building, 2 outlots, and Randall Bypass road. The site is located at approximately 4200 E. 96th St., west of Randall Dr. The site is zoned B-3/Business and partially lies within the Floodplain & Floodway Districts. Filed by Timothy Ochs of Ice Miller, LLP, on behalf of 4148 96th St, LLC.

J. New Business

1. **Docket No. 13020002 ADLS: Tom Wood Subaru Rebuild.**

The applicant seeks site plan and design approval to tear down and rebuild the existing building (along with other site modifications). The site is located at 3300 E. 96th St. The site is zoned B-3/Business. Filed by Paul Reis of Krieg DeVault, LLP, on behalf of Wood Subaru RE, LLC.

K. Adjournment

File: PC-2013-0416.doc